

*The following matters were known at agenda deadline.  
Other matters may arise thereafter that need timely consideration or reaction.*

## **AGENDA**

### **CLINTON TOWNSHIP PLANNING BOARD**

[www.clintontwpnj.com](http://www.clintontwpnj.com)

**March 16, 2020**

7:00PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the March 16th, 2020 public meeting of the Planning Board of the Township of Clinton, County of Hunterdon and State of New Jersey. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that an Annual Notice was published in the Hunterdon County Democrat and the notice of and agenda for this meeting was posted on the bulletin boards in the Municipal Building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, and the Star Ledger no later than the Friday prior to the meeting.

D. ROLL CALL

Butcher  Glaser  Higgins  Kilduff  Kleinhans  Kochanowski  Lazarus  Scheick  
 Cimei

E. MEETING MINUTES

1) Meeting Minutes of February 3, 2020

*Eligible Members: Butcher, Higgins, Kleinhans, Kochanowski, Lazarus, Scheick, Cimei*

F. RESOLUTIONS

None.

## G. PUBLIC HEARINGS

- 1) NOVACAT ENTERPRISES, LLC D/B/A COUNTRY SQUARE PLAZA  
(SWEET MELISSA PATISSERIE AND LUCKY FORTUNE RESTAURANT)  
Block 89, Lots 8 & 8.02  
Application No. PB-2020-01  
Applicant is seeking certain relief for two existing uses within Country Square Plaza I to allow Lucky Fortune Restaurant's allocation of seating to be transferred to Sweet Melissa Patisserie ("Sweet Melissa"), grant of a Site Plan Waiver to allow Sweet Melissa to expand into unit 3, modification of certain aspects of a prior approvals to permit additional seating for Sweet Melissa and approval of traffic generation and parking as to both Lucky Fortune Restaurant and Sweet Melissa.
  
- 2) PERIODIC REEXAMINATION REPORT OF THE MASTER PLAN & DEVELOPMENT REGULATIONS AND LAND USE PLAN AMENDMENT

## H. NEW BUSINESS

- 1) Approval of Vouchers

## I. COMMUNICATIONS

- 1) Review dated March 9, 2020 prepared by Tom Behrens, Jr., PP, AICP, Board Planner re: Novacat Enterprises, LLC.

## G. REPORTS

- 1) Report from Council
- 2) Report from Ordinance Subcommittee
- 3) Report from Open Space
- 4) Report from Environmental Commission

## H. ADJOURN